

Potential Amendments to Council Bill 117979 to rezone land in the North Rainier Hub Urban Village and expand the boundaries of the Mount Baker Station Area Overlay District

May 14, 2014

Amendment 1: Limit Existing Maximum Parking Limit to South Lake Union and Uptown

Background & Purpose

The South Lake Union rezone implemented parking maximums for non-residential uses which were intended to apply only to South Lake Union and Uptown; however, as currently worded they apply to all Seattle Mixed zones. Consequently, the council bill, as proposed, would implement a parking maximum for North Rainier, which was not the intent of this proposal. This amendment would modify the maximum parking limit so it only applies within the South Lake Union and Uptown Urban Centers. This change would remove the requirement from Dravus and any future rezones to Seattle Mixed including North Rainier, if adopted.

Proposed Change

This amendment would require a change to the title of the legislation and the addition of a new section to the legislation.

The title would be amended as follows:

AN ORDINANCE relating to land use and zoning, amending the Official Land Use Map at pages 133 and 145 to rezone land in the North Rainier Hub Urban Village and expand the boundaries of the Mount Baker Station Area Overlay District; and amending Sections 23.48.004, 23.48.009, 23.48.011, 23.48.012, 23.48.014, 23.48.024, 23.48.032, 23.48.034, 23.58A.040, and 23.84A.048 and adding a new section 23.61.018 to describe bonus provisions for additional floor area within the Mount Baker Station Area Overlay District, implement standards for a Mount Baker Overlay District Special Standards Area, modify maximum parking limit requirements, change the definition of "Zone, residential" to include SM\R, and modify and add maps for Chapter 23.48.

A new section of the code would be added as follows:

Section X. Section 23.48.032 of the Seattle Municipal Code, last amended by Ordinance 124172, is amended as follows:

23.48.032 Required parking and loading

A. Off-street parking spaces and bicycle parking are required according to Section 23.54.015, Required parking.

B. Maximum parking limit for non-residential uses in the South Lake Union and Uptown Urban Centers

ATTACHMENT C

1. Except as provided in subsections 23.48.032.B.2, 23.48.032.B.3, and 23.48.032.B.4 parking for non-residential uses in the South Lake Union and Uptown Urban Centers is limited to one parking space per every 1,000 square feet of gross floor area in non-residential use.

2. Parking for non-residential uses in excess of the maximum quantity identified in subsection 23.48.032.B.1 may be permitted as a special exception pursuant to Chapter 23.76. When deciding whether to grant a special exception, the Director shall consider evidence of parking demand and the availability of alternative means of transportation, including but not limited to the following:

- a. Whether the additional parking will substantially encourage the use of single occupancy vehicles;
- b. Characteristics of the work force and employee hours, such as multiple shifts that end when transit service is not readily available;
- c. Proximity of transit lines to the lot and headway times of those lines;
- d. The need for a motor pool or large number of fleet vehicles at the site;
- e. Proximity to existing long-term parking opportunities within the area which might eliminate the need for additional parking;
- f. Whether the additional parking will adversely affect vehicular and pedestrian circulation in the area;
- g. Potential for shared use of additional parking as residential or short-term parking;
- h. The need for additional short-term parking to support retail activity in areas where short-term parking and transit service is limited.

3. If on or before September 1, 2012, a lot is providing legal off-site parking for another lot, by means such as a recorded parking easement or off-site accessory parking covenant on the subject lot, then the number of such off-site parking spaces is allowed on the off-site lot in addition to one space per 1,000 square feet for non-residential uses on the subject lot.

4. A lot in the SM 85/65-160 zone may exceed the maximum parking limit in subsection 23.48.032.B without approval of a special exception pursuant to subsection 23.48.032.B.2 when, prior to issuance of a Master Use Permit for the lot that exceeds the maximum parking limit, the fee owners of both the property subject to the Master Use Permit for the lot that exceeds the maximum parking limit and the fee owners of the property subject to the Master Use Permit execute a restrictive covenant that is recorded in the King County real property records that limits the amount of parking that can be provided on other lot(s), such that the total quantity of parking provided as part of the Master Use Permit together with the parking to be provided on the other lot(s) subject to the restrictive covenant does not exceed the maximum parking limit in subsection 23.48.032.B.

Amendment 2: Change Pedestrian Street Designation

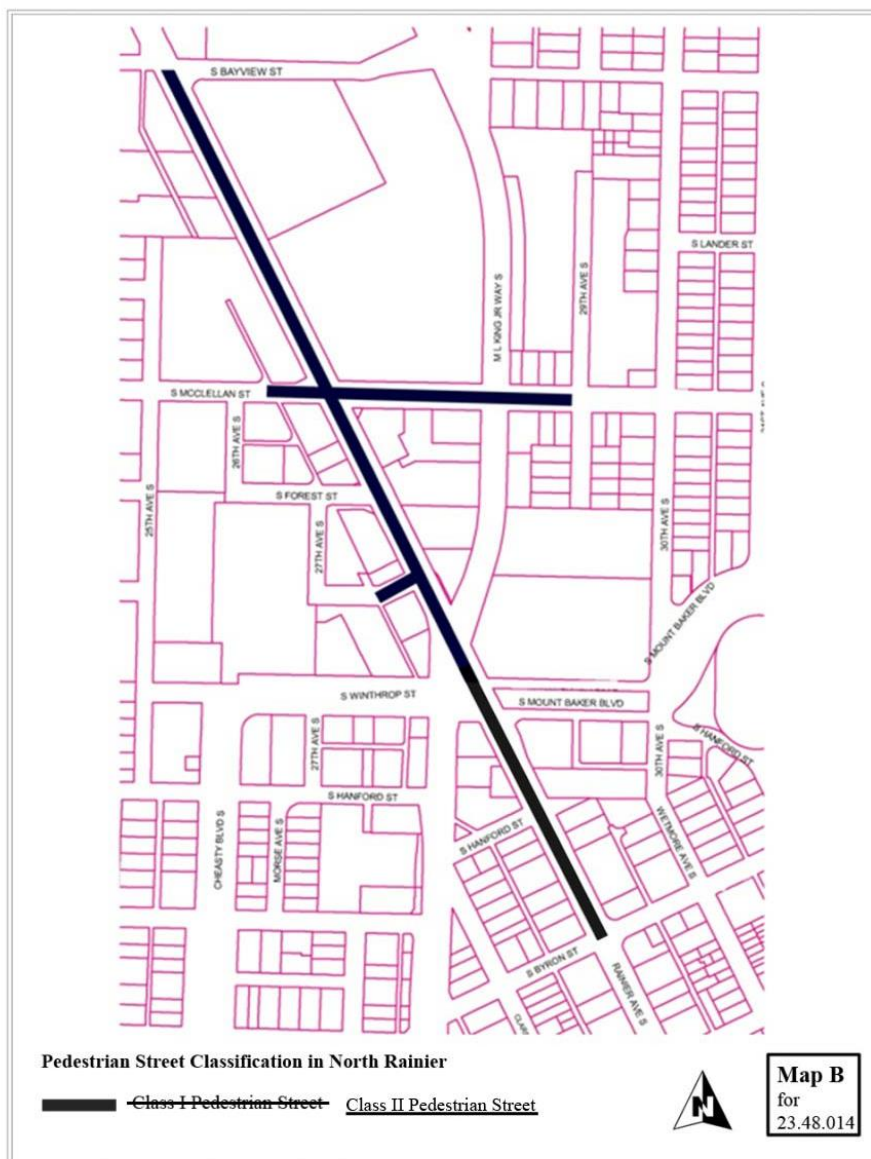
Background & Purpose

This amendment would change the proposed Class 1 pedestrian street designation along Rainier and a block of McClellan to a Class 2 pedestrian street. The outcome would be that projects abutting these streets would still need to meet transparency and blank wall standards, but allowed street level uses would not be limited to retail, eating and drinking establishments, entertainment, and public facility uses and there would be more flexibility for setting the façade back from the street.

The intent of this change is to allow more flexibility to accommodate a greater range of businesses given community feedback that job creation is a priority and that existing retail is already struggling.

Proposed Change

This amendment would modify Map B for 23.48.014 as follows:

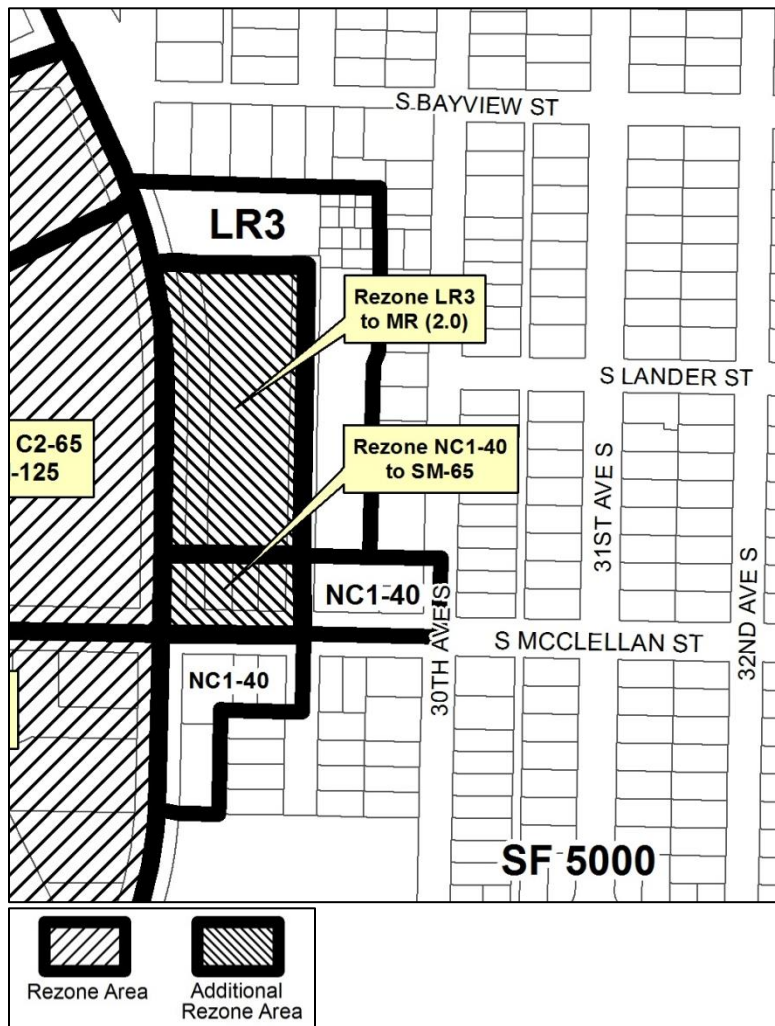


Amendment 3: Additional Rezone Area

Background & Purpose

After the Planning, Land Use, and Sustainability (PLUS) Committee discussed the original proposal on November 27, 2013, Councilmembers directed the Department to prepare analysis of rezoning additional properties for committee consideration. The additional properties are east of Martin Luther King Junior Way South and include property owned by the Mount Baker Housing Association. In general, the additional rezone proposal meets all applicable function and locational criteria of the zones and the height standards. A memo containing additional rezone analysis for these sites was sent separately.

The proposal would rezone approximately 116,000 square feet of property directly east of Martin Luther King Jr Way South and north of South McClellan Street from Lowrise to Midrise and from Neighborhood Commercial 1 – 40 to Seattle Mixed 65. A map of the proposed additional rezone area is shown below.



ATTACHMENT C

Proposed Change

This amendment would replace the existing Exhibit A: North Rainier Mount Baker Rezone Proposal Map with the following exhibit.

